

ACQUISITION PROFILE · CATEGORY B

B

Properties Under Construction

Partial completion · Financing default · Distressed construction

GERMANY

Nationwide — no restriction to individual federal states

AUSTRIA

Nationwide — no restriction to individual cities

Opportunistic allocation across a portfolio of at least 10 assets.

MINIMUM SIZE

5,000 sqm GFA

per asset

TOTAL VOLUME

from € 25 M

purchase price plus remaining construction
costsPURCHASE-PRICE
DISCOUNT

min. 25 %

to replacement cost

ESG STANDARD

KfW 40 QNG (DE)

klimaaktiv · ÖGNI Gold (AT)

CONSTRUCTION METHOD — BINDING ACQUISITION CRITERION

Antaia Capital acquires exclusively assets whose new-build component is realised in 3D concrete printing, modular construction or element construction. For Category B the state of construction reached is decisive:

Up to and including foundation or base slab level

Completion in modular construction is possible. The asset qualifies.

Above foundation or base slab level

Completion takes place in the method already commenced. The asset may be acquired under the defined exemption regime.

What matters is not the percentage of completion but whether foundation or base slab level has been passed. Please state the state of construction accordingly.

New build in conventional in-situ concrete or masonry construction is an **exclusion criterion**.

Material-neutral — concrete, steel, timber and hybrid are equally permitted.

ACQUISITION CRITERIA

Project status	Construction commenced; construction halt, financing default or insolvency of the builder possible
Use types	Residential (multi-family / condominium) · Serviced apartments · Assisted living · Care homes · Hotels · Micro-apartments · Student housing
Location	Urban area or established peripheral location with proven demand; no isolated problem locations
Transaction	Share deal / asset deal

PROPERTY DETAILS — TO BE SUPPLIED BY THE VENDOR

MANDATORY

City	· Location
Postal code	· 5-digit (DE) / 4-digit (AT)
Street, no.	· Full address
GFA	· in sqm
Lettable / living area	· in sqm
Plot area	· per land register
State of construction	· up to foundation / base slab level OR above
Construction status	· in % of completion
Method commenced	· in-situ concrete / masonry / precast / other
Remaining constr. cost	· EUR net, estimated
Purchase price	· EUR net

MANDATORY — IF APPLICABLE

Total units	· residential units
Parking spaces	· underground / surface

OPTIONAL

Region	· DE / AT
Insolvency status	· Administrator / status
ESG standard	· KfW / QNG / klimaaktiv / ÖGNI
Subsidy / funding	· Programme
Brokerage fee	· % plus VAT

CONTACT

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This acquisition profile sets out the acquisition criteria of Antaia Capital SCSp. It is not an offer and not an invitation to subscribe for fund interests.